



LIMEBANK & LEITRIM ROAD

OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



APPROXIMATELY 64 ACRES

FOR LEASE

RENT \$28,800/ACRE
OPERATING COSTS CAREFREE TO LANDLORD
AVAILABILITY IMMEDIATE



PROXIMITY TO
FUTURE PLANNED
LRT STATION



COMMERCIAL
DEVELOPMENT
POTENTIAL



DEVELOPMENT
RESERVE
ZONING



QUICK ACCESS TO
MAJOR THOROUGHFARES
INCLUDING HUNT CLUB RD



MINUTES TO
OTTAWA INTERNATIONAL
AIRPORT

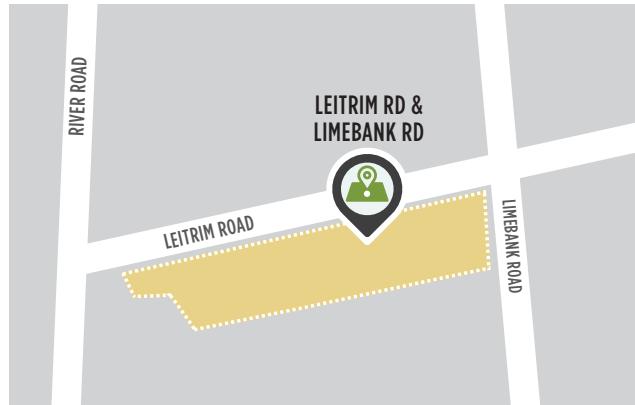


APPROXIMATELY
4,000 FEET FRONTAGE
ON LEITRIM RD

LAND-LEASE OPPORTUNITY

Approximately 64 acres situated close to Ottawa International Airport and rapidly developing community of Riverside South. This location offers excellent access to major thoroughfares including Hunt Club Road and Leitrim Road.

LOCATION



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MAP



ZONING AND PLANNING

The Property is classified as an Urban Employment Area under the City of Ottawa's official plan. The Urban Employment Area is recognized by the City of Ottawa as areas to permit and serve the functions of: offices, manufacturing, warehousing, distribution, research and development facilities, and utilities. Urban Employment Lands are strategically selected

for their central locations, proximity to highways and major multi lane roads, accompanied with excellent truck, rail and air access. The Property is currently zoned DR Development Reserve Zone, which is intended as an interim zoning. The city recognizes the Development Reserve Zone as land intended for future urban development.

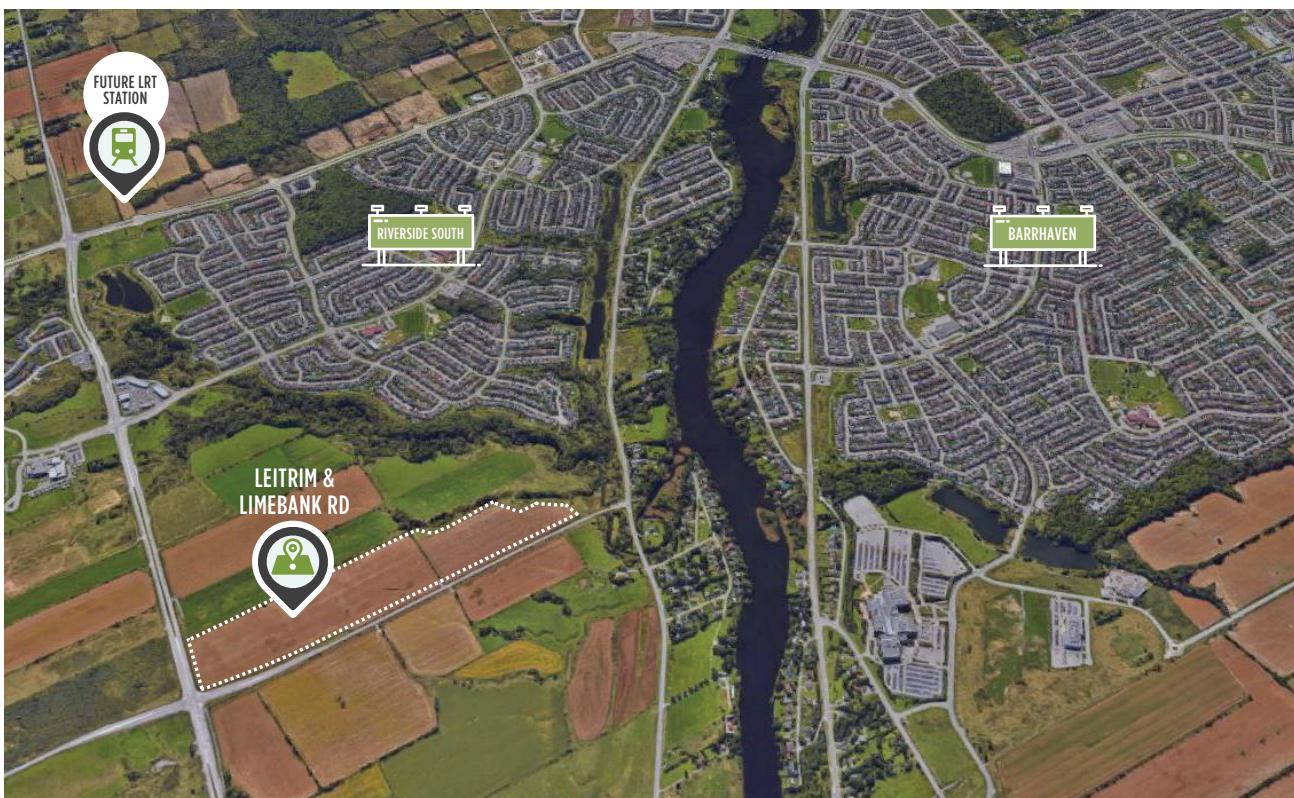


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AERIAL VIEW



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INSIDE EDGE
PROPERTIES
BROKERAGE

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